
Permanent Town Building Advisory Committee Meeting Minutes
July 17, 2020 8:45A.M.
Virtual WebEx Meeting

I. Call to Order/Roll Call

Chair Feldman called the WebEx virtual meeting to order at 8:45AM and initiated roll call. Present were Chair Rick Feldman-Y, Mark Johnson-Y, David Giangrande (arrived late), Ellen Keller-Y and Dan Casper-Y. Also present were Brian DeFilippis, PMA Consultants, Jim McSweeney, Deputy Plant and Facilities Director, and Fire Chief Mansfield. Absent was Janet Nicosia. The meeting was taped and live cablecast.

II. Approval of Minutes – June 12, 2020

Upon motion duly made by Mr. Johnson and seconded by Mr. Casper, it was unanimously voted to approve the above minutes. Rick Feldman-Y, Mark Johnson-Y, Ellen Keller-Y, David Giangrande-Y and Dan Casper-Y. Motion passed 5-0.

III. Update on Senior Center

Mr. McSweeney updated the committee on the progress of the Senior Center. The schedule is under discussion with the contractor (approximately six weeks) due to unknown unforeseen conditions. Discussion ensued on the unknown and unforeseen issues. PCO's in total amount of \$37,381.54 were issued: i.e. wood flooring \$8,906; additional abatement and plumbing changes \$12,595.00; drywall curing due to abatement \$1,500; piling at entrance \$6,712.00; remove walk-in cooler foundation \$11,629.00; alternative brick selection match; credit for ledge removal \$-7,766.00 for a total of \$37,381.54. Mr. DeFilippis said completion is around 40%. Fire protection issues are being reviewed; control issues are being considered with contractor, and for cost considerations town staff are undertaking certain projects. Mr. Feldman suggested the committee coordinate a walkthrough with Mr. McSweeney.

Upon motion duly made by Mr. Johnson and seconded by Mr. Casper, it was unanimously voted to approve the change order described above in the amount of \$37,381.54. Chair Rick Feldman-Y, Mark Johnson-Y, David Giangrande, Ellen Keller-Y and Dan Casper-Y. Motion passed 5-0.

Mr. McSweeney noted meetings are ongoing with neighbors with regard to remote parking lot. Mr. Feldman suggested that committee members take a tour of the site.

IV. Update on Municipal Facility

Mr. DeFilippis updated the committee on the progress of the project. MTI will be delivering wash bay on August 10th and will take care of installation as part of the entire price. Mr. McSweeney reported landscaping has been completed in the front and Mr. Sgroso is working on sign and retaining wall at circle.

V. Update on Ballardvale Fire Station

Mr. McSweeney updated the committee on the progress of the project. Steel is expected to go up next week. Mr. DeFilippis reported prior PCOs including plumbing \$8,598; mechanical changes in apparatus bay \$4,965.00; lighting revisions \$14,070.00; gas vent relocation \$5,893.00; conduit \$1,555.00; and credit \$1,014.00 for a total of \$21,467.94.

Pending PCOs in the amount of \$58K of which one pco at \$44K for coordination of roof and vents.

Mr. Mansfield reported the project is going well and the completion schedule is on target for April 12. Intersection and traffic signal plans are ongoing and Mr. Feldman suggested an update from Mr. Cronin at next meeting.

Discussion ensued on logistics of ongoing construction staging on a limited site including utilization of temporary use of gas station space for parking vehicles and coordination of laydown space including old DPW site. The acquisition of additional property on Andover St. is on hold in probate court. It was suggested a 21E be done on that site when legally available.

Ms. Anderson reported that the cost of demolition of 151 Andover St. will be voted as Article 29 appropriating \$415K with \$150K earmarked for demolition. She also reported the Select Board, Finance Committee and Planning Board recommended approval.

VI. School Projects

Mr. Johnson reported the West El project is underway with a community forum next Monday at 7:00pm. The high school project is awaiting decision from MSBA in December/January. Mr. Feldman asked for an update from Mr. McSweeney on the committee's walking tour of the Shawsheen School.

Next WebEx Virtual Meeting

Friday, August 14th @ 8:30AM

VII. Adjournment

Upon motion duly made by Mr. Johnson and seconded by Ms. Keller, it was unanimously voted to adjourn. Chair Rick Feldman-Y, Mark Johnson-Y, David Giangrande, Ellen Keller-Y and Dan Casper-Y. Motion passed 5-0.

Respectfully submitted,

Christine Martin Barraford
Recording Clerk